

FINDINGS - EXHIBIT A
SUB2015-00016 / COAL15-0067

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 10, 2015. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation/circulation and water/hydrology and are included as conditions of approval.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of two existing parcels to better reflect the access and uses on-site. Therefore, staff concludes the proposed lot line adjustment is equal to or better than the existing situation relative to the county's zoning and building ordinances.